125.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,300 / 975,300
					USE VALUE:	975,300 / 975,300
					ASSESSED:	975,300 / 975,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEEKS ROBERT F--ETAL
Owner 2:	WEEKS ANITA BARKER
Owner 3:	
Street 1:	16 NEWMAN WAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Vinyl Exterior and 2695 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7036.000	407,300		568,000	975,300
Total Card	0.162	407,300		568,000	975,300
Total Parcel	0.162	407,300		568,000	975,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.96 | /Parcel: 361.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80370
GIS Ref
GIS Ref
Insp Date 04/11/18

!9681!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,300	0	7,036.	568,000	975,300		Year end	12/23/2021
2021	101	FV	394,200	0	7,036.	568,000	962,200		Year End Roll	12/10/2020
2020	101	FV	394,100	0	7,036.	568,000	962,100	962,100	Year End Roll	12/18/2019
2019	101	FV	308,200	0	7,036.	599,500	907,700	907,700	Year End Roll	1/3/2019
2018	101	FV	318,700	0	7,036.	441,800	760,500	760,500	Year End Roll	12/20/2017
2017	101	FV	318,700	0	7,036.	422,800	741,500	741,500	Year End Roll	1/3/2017
2016	101	FV	318,700	0	7,036.	391,300	710,000	710,000	Year End	1/4/2016
2015	101	FV	300,300	0	7,036.	328,200	628,500	628,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:27:15

LAST REV

Date	Time
05/03/18	18:00:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9681

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17386-486		9/1/1986		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	80370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2002	935	Redo Bat	14,349	C				
9/19/2001	675	Window/S	28,400	C				NEW ROOF/WINDOWS/S
10/7/1999	709	Addition	4,300					19X13 DECK
7/19/1993	326		10,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	MEAS&NOTICE	CC	Chris C
11/19/2008	Meas/Inspect	336	PATRIOT
11/17/2000	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
7/28/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7036		Sq. Ft.	Site		0	90.	0.90	10									567,972						568,000	

Total AC/HA:	0.16152	Total SF/SM:	7036	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	567,972	Spl Credit		Total:	568,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08015156
Const Adj.:	1.01838326
Adj $ / SQ:	143.001
Other Features:	76800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553351
Depreciation:	146085
Depreciated Total:	407266

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

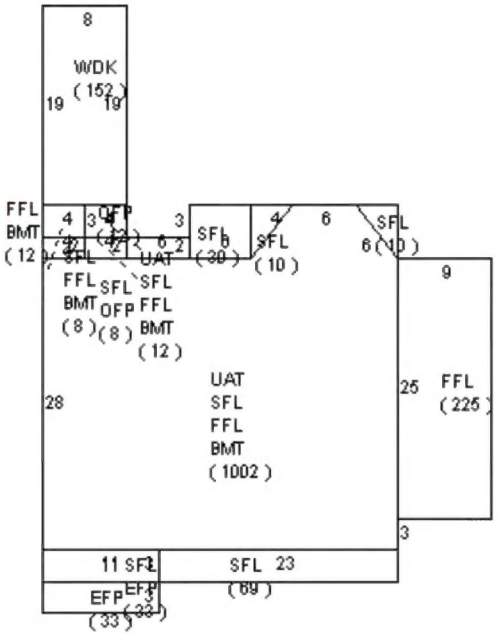
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.30
Special Features:	0	Val/Su Net:	102.67
Final Total:	407300	Val/Su SzAd	166.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,259	143.000	180,038
SFL	Second Floor	1,182	143.000	169,027
BMT	Basement	1,034	42.900	44,359
UAT	Upper Attic	254	100.100	25,376
WDK	Deck	152	12.810	1,947
EFP	Enclos Porch	66	69.730	4,602
OFP	Open Porch	20	44.810	896
	Net Sketched Area:	3,967	Total:	426,245
Size Ad	2441	Gross Area	4727	FinArea 2695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	